



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



President's Letter

Michael Riley

Happy New Year.

We hear it a thousand times, and it's good to hear. A new start to the calendar, a brief reminder of winter, and the start of the gradual warming back into summer. For some of us it also marks our children returning to schools nearby, or not so nearby. It's another of those shifts in rhythm that marks the seasons. Take a walk around the neighborhood... Pick a different route... Find something you haven't noticed before.

Along those lines... My kids found a small box of trinkets in Hemphill the other day. In doing some web searching, turns out it was a "geocache." Thank you, whomever, for the geocache – my kids just thought they'd found a Boo Radley treasure... And they put it back. Hemphill still has great little surprises.

It's our neighborhood, and I'm the newcomer. What do we want NUNA to be?

I had coffee with a neighbor recently and we had a great conversation about NUNA past, present, and future. It was a wonderful reminder of the area of the people we get to live amongst.

Looking around our neighborhood it's easy to be reminded of the history of our buildings. Taking a step past these homes, however, and I'm reminded that it's our neighbors who build, preserve, and improve their homes because it's something they value and they want to protect and improve. It's something worth their time, effort, and sweat. In a sense, our neighborhood is an example of this same thing – something that only works because people choose to invest their time, effort, and sweat. We want to protect and improve our situation.

That got us to talking about what do we want NUNA to

be? What kinds of new things do we want to have? Do we want more kids events in our parks, like Carole's wonderful 4th of July? Do we start thinking and planning events for our revamped Sparky Park building (thank you Doug and Mary)? Do we want to show movies in a park sometime in the spring – when we can still be outside, and it gets dark early? Do we want to spend more time learning and talking with outside speakers during our neighborhood meetings?

We all choose to live in NUNA, and it only got to be this way because of the creativity and sweat of our neighbors, past and present. Now it's our turn.

Three ways you can help, January 2014. NUNA works because of neighbors who get involved. We all have different schedules and interests, but here are 3 options for you to help your neighbors:

- **5 minutes.** Send me an idea of something you want to see in NUNA – make your mark and help improve our neighborhood.

- **2 minutes.** Join the conversation. Our NUNA mailing list. Nuna-Residents@YahooGroups.com is our fastest way of communicating out to the neighborhood.

- **1 hour.** Come vote on HONK in our neighborhood. Our next General Membership Meeting (GMM) is Monday, February 3. 6.30pm at First English Lutheran Church. Honk (<http://honktx.org>) is scheduled for late March, so now is the time for us to talk and vote on supporting their use of the Adams/Hemphill park areas. Please come meet, listen, and talk with your neighbors!

Thank you for the time, energy – and willingness to read to the end of this note.

See you around the neighborhood...

-Michael Riley
NunaAustin@gmail.com

NUNA GENERAL MEMBERSHIP MEETING

First English Lutheran Church

Monday, February 3, 2014

6:30 pm

AGENDA

- I. **Call to Order** Approve Minutes
- II. **Guests:**
 1. Discussion. (City of Austin speaker still being confirmed. Will be publicized before February 1 to NUNA mailing-list: Nuna-Residents@YahooGroups.com)
- III. **Reports:**

Treasurer- Jan Moyle
Quadrant Leaders' Reports-
Dick Holland, Mary Ingle, Rick Iverson and Laurie Marchant
- IV. **New Business:**

VOTE. Support for Honk TX 2014 use of Hemphill and Adams park areas
Discuss. Slate of NUNA officers in preparation for April elections
Discuss. New development project. 501 and 503 W. 30th St (Steven Tomlinson)
Discuss. Parks plan and timeline. (Bill Bednar and Laurence Miller)
- V. **Old Business:**

Update on Spider House/Juiceland parking request (Steven Tomlinson)
- VI. **Adjourn**

NUNA General Meeting Minutes

December 2, 2013

6:30pm

Speaker: Chris Herrington Watershed Protection Dept-City of Austin

Spoke about Indicator bacteria---is e.coli that they can test for easily. TCEQ sets the allowable levels...measures for potential for fecal contamination.

Waller Creek has been identified as a creek with fecal contamination in excess of acceptable levels. This can be caused by pet waste, wildlife waste, human waste. IT'S VERY IMPORTANT TO CLEAN UP AFTER PETS!

For more info, see: Facebook.com/austinwatershed
Copy of Powerpoint presentation available here:
ftp://ftp.ci.austin.tx.us/wre/TMDL/NUNA_Dec2013.ppt
or contact Chris.herrington@austintexas.org

Bill Bednar spoke about our N'hood association's work with UT School of Architecture re: Hemphill Creek frontage and Adams Park. There are 2 landscape architects on staff at the City of Austin who can help with Hemphill Park.

501 and 503 W. 30th St Condo Project--representatives--(between Trudy's and CVS)

Sean O'Neil one of the owners and Jeff of Urban Foundry Architecture attended and fielded questions about the proposed multi-family project.

12 townhome style units 1200-1650sf-3 story rental units with garages (for 5 years or so)

Spiderhouse concern was raised

Parking and alley concerns raised--what about CVS trucks?

Talked about concerns about using attached garages as garages and not as playrooms.

Suggestion about writing something into the rental agreement that prescribes the allowable parking.

Neighbors spoke of concern about up to 6 people living in each 2 bedroom apt. which means 6 cars per unit.

Concern was raised about original complex being 7 units presented to City re: demo and now we are talking 12 units.

They are now waiting for comments from the City of Austin

Looking at perhaps Fall 2014 move in.

They would like to break ground March/April.

More Spiderhouse concerns over noise voiced by neighbors.

Laurie M. quadrant chair---approached about what to do if they suspect there might be a Stealth Dorm. Chris said contact StopStealthDorms.com This site contains info and contact info regarding Stealth Dorms and how to contact the city, etc.

More discussion about the 30th/Fruth. Neighbors concerned about more traffic and parking issues in this already congested portion of the neighborhood and also concerns about new neighbors moving into this project and then complaining about noise from Spiderhouse.

Question raised: Have they requested variances with respect to parking and impervious cover?

Dick's quadrants---good news to report...replacing the water mains 32/Grooms/Walling.

Bill Bednar-Elizabeth Danze--UT School of Architecture. Design constraints with regard to Hemphill--no change in use. There will be no changes in the essential configuration of the park that follow the drainage channel through the park.

Letter from the Editor

by Clayton Maxwell

Dear NUNA Readers,

In this Feb/March issue, your neighbor contributors offer you a bounty of possibilities for the new year. They offer you the delicious with Beth Goulart Monson's foray into local eating---pie! tacos! We offer you clutter liberation with the wise words of neighborhood professional organizer Elizabeth Jones. We offer you a nice chunk of bliss with a short interview with neighborhood massage therapist, Paul Russell. And after the food, freedom, and bliss, comes the really fun stuff, although the fun of it may not be readily apparent. At first. But yes, Mary Ingle has done the unimaginable---she has actually made the Land Development Code Rewrite interesting and entertaining with her letter explaining how important this process---happening right now---actually is and how we all need to pay attention. And Scott Morris kindly gives us the low down on light rail, another key issue that could have far-reaching implications for us habitués of central Austin and beyond. And Steve Tomlinson has gotten the scoop on the new condo project on Fruth and 30th; read it so that you won't be taken unawares when this 12-unit development shoots up over Spider House. And when you are weary of reading, get ready to strut and dance through Hemphill Park from 11:30am on with the myriad marching bands of the Honk Festival on March 22nd. Now that is almost as fun as the Land Development Code. Shake it.

Yours truly,
Clayton Maxwell, NUNA editor

2012-2013 NUNA OFFICERS

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NE Quadrant Representative	Mary Ingle - casamia22@att.net
SE Quadrant Representative	Dick Holland - rh02@txstate.edu
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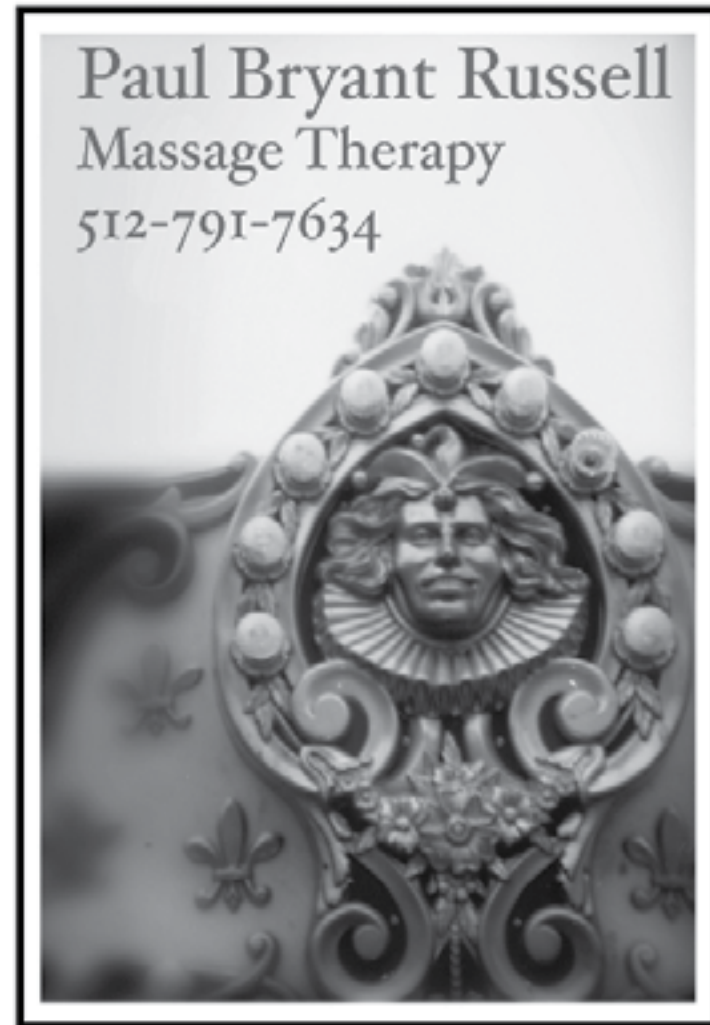
NUNA's Magic Hands

Catching Up with Paul Russell, massage therapist

When I called my friend to ask how her massage went, she said, "I have two words, Clayton—magic hands." Yep, it had happened to her, too—our neighborhood massage therapist Paul Russell had transported her to that zone of total relaxation, where the wee peccadillos of life vanish and you are left aglow, almost floating. In what follows, I speak with Paul, who happens to live right next door to Spider House, about his work. For he is no mere massage therapist; he is a transporter and guide to a little island called bliss. Magic hands, indeed.

Clayton Maxwell: Why are massages important?

Paul Russell: Taking care of ourselves, we know that is important. Massage is one way to take care of ourselves that is actually really pleasurable. It helps us be healthy and stay healthy. It helps us recover from things that have not become injuries yet, but will be if we don't interrupt the patterns. Massage comes in and loosens things before the injuries occur. People tell me they sleep better, they feel taller, happier.



Paul Bryant Russell
Massage Therapy
 512-791-7634

Join the Discussion!

Listserves are a great way to become more connected with your community. **The North University Yahoo Group** is a hands-on, public communications resource, helping neighbors inform, communicate, and build a stronger community. The list is inclusive, open to anyone who lives in the North University Neighborhood and to people who have a material interest here, such as operators of a business, non-profit, or civic process. One can subscribe by sending E-mail to:

nuna-residents-subscribe@yahoogroups.com

or by visiting the Yahoo! Groups site at:

groups.yahoo.com/group/nuna-residents



@crimeatx is a crime watch Twitter feed that promotes crime prevention and public safety awareness in our area. It was established by the Central Austin CDC in January 2012 to help inform and prepare the returning student community in the immediate aftermath of the NYE attacks and murder of Esme Barrera. To sign up or learn more, visit twitter.com/crimeatx and tweet with the hashtag **#NORTHUNIVERSITY**.

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CM: What type of massage do you do?

PR: I studied at Lauterstein-Conway. I've trained in traditional Swedish, in deep tissue, in sports massage, in shiatsu and Thai massage, and I'm trained as a yoga instructor. So most of my massage is pretty deep. I like to feel movement inside the muscles. I incorporate a lot of stretching into my sessions. I have my own style based on everything I've learned.

CM: What do you enjoy about your job?

PR: To me, massage is stimulating, like solving little puzzles. You look to see how the tissue feels and whenever you find a place that is constricted somehow you have to learn how the body wants to let go. Kind of like three-dimensional puzzle solving. It's really satisfying when you figure out what a body needs. Plus, I love working with people, they have so many stories to tell. And it feels good to help people

CM: How long have you been doing it?

PR: I first trained in the year 2000 and then started doing it full time in 2006.

CM: What do you think makes you different?

PR: Massage is like a lot of things, it take a while to understand how to get the best results. That involved hours and hours and hours of communicating, feeling how a body responds. It took me years to understand how to give enough pressure without hurting, how to read someone's breath. That takes confidence, something you only get over time. I had blind spots at first, parts of the body that I didn't give enough attention to, but over time I had several epiphany moments of like, "oh yes, that spot underneath the scapula is really important." Finding all those powerful but minute areas...

CM: Don't your hands get tired?

PR: They used to, but now, they've just learned how to do this. I used to not be able to stay present and focused, I would daydream. Doing massage is kind of like meditating in a way; now I can stay really present and on task for hours.

Paul gives massages from his home and from a studio at 41st and Guadalupe. For more info, call or text Paul at (512) 791 7634



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Letter to the Editor

Dear Gentle NUNA Newsletter Editor,

If you would be so kind to lend me your "collective neighborhood" ears about a difficult topic, to digest- the Land Development Code Revision that is presently taking place?

Forgive me, as I bend all your ears about this serious topic that will affect our neighborhood, North University- the topic about the City of Austin's staff and outside consultant team rewriting the Land Development Code. This revision effect will be with us all for generations to come! What if single-family zoning went away? What if the setbacks, uses, and all the regulations for this zoning category were abolished? What if compatibility standards went away? What if the changes made to single-family zoning were such that they would change forever the character and uniqueness of our neighborhood? Would we still want to live here? We need to consider seriously the ramifications of any and all code changes for our neighborhood. We must also participate in the process that is taking place right now (the city sponsored sessions which will have already taken place when you read this article, but there will be an exercise called "Community Character in a Box" available to check out as a neighborhood group/s with a Spring 2014 deadline). NUNA needs to plan for this exercise now as a neighborhood, so that we, as residents of this particular neighborhood, "will be heard" by the consultant team about what makes this neighborhood unique and livable. We also need to keep pursuing conversations with the city staff about when the exact deadline date is for this "Community Character in a Box."

You may or may not be aware that there are serious zoning changes being considered that may/would have unpleasant consequences, in my humble opinion, upon our neighborhood and other neighborhoods within Austin. The most important is our single-family zoning and certain requirements that we depend upon to make our lives livable, reliable, and expectant. Now you may ask what do I mean by these conditions- livable, reliable and expectant? For those answers, we need to pose a series of questions to ourselves- ask inwardly, why do we live here? ? How do we want to live- do we all want to live like sardines crammed into a micro space? What makes this neighborhood a livable place? What makes each parcel of single-family property unique or special? What makes the multi-family properties unique? What would we expect our next-door neighbor to be able to do to/build, if a property is remodeled or redeveloped? We would expect that the new Land Development Code reflect what we in NUNA and neighborhoods across the City would like to retain. We would

like these answers to be consistent and used as guidelines for what we could expect in the future (and present). A reliable expectation would be that the new rules in the Land Development Code reflect and predict how a property may be used and re-developed from the neighborhood input. For example, we rely on minimum setback requirements (front, side, and back) for our own properties as well as our next-door neighbor's lot. We rely on parking requirements for each property to be followed (some refer to the old, but wise mantra- if you can't park it, you probably can't build it!). We also rely on impervious cover limitations, floor area ratio (F.A.R.) and site area requirements for predictability. Additionally, we rely on height regulations (in NUNA= 30 ft for single family and multi-family in our residential district, which is different from the City standard of 32 feet- see NUNA NCCD height map and district map for more details, available online) and lot appropriate square footages with a .4 FAR (floor area ratio which can determine appropriate massing and scale predictability) for secondary units, such as garage apartments. All of these regulations make our property rights predictable, and we can anticipate with certainty what others will be able to build as well.

Now, you might say, Gentle Editor, we all need to accommodate more density throughout the City because Austin is the fastest growing City in America. In fact, this "party line"/propaganda about accommodating more density is being touted regularly in the newspaper, media, at City Hall, and by other organizations. During the Imagine Austin Comprehensive Planning Process that was approved and adopted July 15, 2012 and after much nagging by a couple of concerned citizens, the city staff produced (after 2 years) a "Zoning Capacity Analysis" which confirmed what some had been thinking and contradicted the "party line"/propaganda for the need for more density. This "Zoning Capacity Analysis" concluded that the City of Austin already has enough zoning capacity for doubling the density (this density already on the books with the Neighborhood Plans, not to mention all of the City areas without neighborhood plans). The next question for the reader to ask is, why is there such a push for the "party-line"/propaganda for more density? It is quite simple- these types of opportunities are all about the "m-o-n-e-y." The opportunity to make more and more \$\$\$ for the "development community," even at the expense of the other residents, in particular, our neighborhoods, is too great to resist. (Some of us call this "the greed factor.")

Oh, let me also mention, as a "stand-alone factoid" and as a tedious but important aside, did you know that North University Neighborhood is the third densest populated neighborhood in the City of Austin? We have been at that

ranking for years before 2004, and we retain it today with all the extra planned density. We have been living with density (because of our closeness to the University of Texas) for years, and we are proud of the diversity of residents.

During the City's sponsored Neighborhood Planning Process in 2004, NUNA did just that- we planned for much more density, and we still planned to retain and to preserve our single family character (Goal #1) with setbacks, parking requirements, impervious cover regulations, etc. As a neighborhood, we decided to go an extra step with a special tool- a State planning tool- (Neighborhood Conservation Combining District or NCCD), and NUNA raised much money (more than \$44K) to cover the cost of drafting, surveying, and compiling the NCCD to protect and preserve this older, historic neighborhood. Our whole planning area of 7 neighborhoods (Eastwoods, Hancock, Heritage, NUNA, Original West University, Shoal Crest, and University Area Partners in West Campus), was and is committed to recognizing the housing needs of students and the eclectic, residential mix of staff, faculty, professionals, and creative individuals who live HERE! By doing so, we also felt that it was important to "preserve the unique sense of place that first attracted" the residents "to these charming and historic, inner-city neighborhoods," (p. 52, CACNP).

Many of us have choices about where we could live; others do not. Since NUNA already has a variety of housing options- duplexes, triplexes, 4-plexes and other multi-family apartment complexes- sprinkled throughout our neighborhood, many of us have chosen to live in single-family zoning, because we do not want to live in high rises downtown or in West



Photo of the Month

Honk Festival in Adams Park - Coming our Way Again on March 22nd.

Campus. We are able to enjoy now the urban amenities of proximity to shopping and restaurants, while we are able to enjoy places such as our yards with trees and green space that provide habitats for birds and other animals, and enjoyable places for our children and ourselves. We could have chosen to live downtown or at the Mueller Development with lesser setbacks and green space, but we enjoy where we are because we have greater setbacks and green space (not to mention the nice people in our neighborhood!). Single-family zoning and all that entails (minimum setbacks, impervious cover, parking regulations, etc.) will not impede "affordability" (bad City policies do that! Lack of affordability has many complex reasons/roots that do not involve single-family zoning). Single-family zoning will not impede the goal of a compact and connected City in the Imagine Austin Comprehensive Plan (lack of sidewalks do that, and NUNA has been talking about lack of sidewalks for more than 40 years!)

Please, Gentle Newsletter Editor, help me alert the residents of this neighborhood that our unique character may be in jeopardy because of this Land Development Code Revision effort.

Please, Gentle Editor, let the residents of NUNA know that their participation in the exercise, "Community Character in a Box," should be undertaken by the neighborhood before the Spring 2014 deadline. We should request a charrette and set a date for that event. I am hoping that we can energize NUNA residents and property owners to participate! I know that there are many residents who care about what makes this neighborhood/place unique and that they would be willing to document those things. Thank you for helping me to notify our "community" of neighbors about this most important (and annoying!) exercise.

Yours sincerely,
A Gentle Reader and NUNA Resident
(if you must know, letter written by Mary Ingle)

The Dish By Beth Goulart Monson

The new year brings new excitement to the NUNA food scene. Renovations at Texas French Bread are well underway. (If it hasn't reopened by the time you read this, it will open again any day.) That will yield an updated kitchen, renovated dining room, and enlarged bathrooms there.

Meanwhile, just across the convenience store parking lot, a pie shop has opened where Toy Joy's vegan soft serve

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counter once stood. Royers Pie Haven is owned by the same Royer family as Royers Round Top Café, the charming little restaurant that has long sated the appetites of visiting antique shoppers and Shakespeare aficionados in Round Top, Texas, an hour or so east of here. In 2011, Bud Royer's daughter, Tara, opened the first Royers Pie Haven in Round Top. The Toy Joy location (I guess we shouldn't call it that anymore, but I'm not sure I'll ever think of that corner as anything else) is the second outpost of Royers Pie Haven, and the Royers' first venture outside of Round Top.

So, pie. By the slice or by the whole pie, that's what's for breakfast, lunch, and dinner at the pie shop, which is conveniently open for all three meals. The pie bakers serve up both sweet and savory flavors. On the sweet side, you'll find standbys like apple and cherry alongside more inventive creations like "junk berry" (apples, strawberries, blackberries, blueberries, raspberries, and peaches; \$23 for a whole pie) and "Texas trash" (chocolate chips, pecans, pretzels, coconut, caramel, and graham crackers; \$26). For \$2 extra, you can add a scoop of Amy's ice cream to any slice.

As for savories, the shop serves four flavors, including a vegetarian one ("veggie pie," \$28). These can also be ordered as part of a lunch special (\$8.25) that includes a bag of chips or a side salad (an extra \$1.25) and a beverage – I recommend

the flavorful "unsweet" raspberry iced tea. I took home a chicken pot pie (\$28) one evening for dinner with my family. The chicken was generous, the seasonings lovely, and the preparation easy – just a brief warming in the oven, with specific instructions included. I'm happy to have a new page in our neighborhood takeout playbook.

The pie shop décor is intensely shabby-chic, with a healthy dose of kitsch. Pie-themed merchandise is for sale, as well as a full range of espresso drinks. This will be a nice place to catch up with a friend over a slice of pie and a latte any afternoon. And who knows what more's to come from the Royers. They're bringing a chocolate-cherry pie for Valentine's Day, and experimenting with other new ideas. "The pie's the limit," owner Bud Royer told me. These folks aren't shy with their pie puns, so bring an ample supply of groans when you go.

Not quite as new, but still noteworthy, is our very own taco truck: Dos Amigos in the Good Luck Food Mart parking lot at 38th and Guadalupe. I've enjoyed the few cheap, old-school breakfast tacos here so far. I would like you all to know how generous the taco man, Eduardo, was when I realized, after ordering my taco one morning, that I didn't have any cash. (This truck doesn't take plastic.) He graciously gave me my taco sans payment, which I naturally proffered the next day. Thanks, Eduardo. I'm looking forward to trying (and promptly paying for)

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**Parking Permits:
A Note from Eugene Sepulveda**

It is past time to renew our Residential Parking Plan permits for 2014. I regret to inform you that the City of Austin had doubled the price; traditional parking packages are now \$40.00. However, you may purchase permits individually, each permit costs \$10. Residents may obtain up to 4 permits (including a maximum of two hanging, visitor tags).

Please go to the NUNA Austin website for instructions and to fill out an application if you haven't yet: www.nunaaustin.org/news

NUNA membership fees remain the same. You can renew your membership at the same time – though, separate checks please.

lunch when the weather gets a little friendlier to al fresco dining. If you've already had lunch from Dos Amigos, let me know what you like. My email address is nunadish@gmail.com.

Bon appetit, y'all.

Update on Development on Fruth and 30th
Intro from Steven Tomlinson

This past September, Sean O'Neill of Western States Housing met with the NUNA Development Review Committee to discuss his team's plans for building condominiums at 501 - 503 West 30th Street. Sean's group had purchased the two properties (which sit on the south side of 30th between CVS and Trudy's) and applied for a demolition permit.

At the meeting, Sean and his partners showed floor plans for their new development. They seemed well informed about our NCCD (the ordinance with special development rules that applies to NUNA) and expressed interest in developing a project that would fit well in our neighborhood and promised to keep us posted as their plans evolved. We presented their plans at the October General Membership Meeting and the developers met with neighbors at December's meeting to answer questions.

I asked Sean to write about the status of the project as of January 2014, and he sent us this letter and picture. If you're interested in knowing more or would like to meet the developers, please join us for the next NUNA General Membership Meeting.



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From Sean O'Neill:

It is our pleasure to present the project at 501-503 W. 30th Street to the North University Neighborhood Community. The project is going to be a complete re-development of the current site. The project will consist of approximately 16,700 square feet of living space across twelve residences. The residences will be "town-home style" residences as they will have ground-level parking, ground-level entrances, small private yard space, and no unit will be constructed on top of another unit. There will be twenty-two bedrooms across the twelve residences and twenty-four parking spaces will service the site.

Nine of the residences will front either Fruth or 30th Street. As a result the site will be accessed via the alley. The luxury



Rendering of the Development

of the combination of this access point and a majority of the residences fronting to Fruth or 30th Street is the building facade can be maximized from the street view. The building facade will consist primarily of stucco, stone work, cast iron, and tile roofing. There will be small front yard fences along the street to provide each residence with maximum personal yard space. A sidewalk will be installed along Fruth Street and as a result should improve the walkability of the street.

The project is currently under site plan review and it is our hope to obtain a site plan permit in the coming months. At this point, no major issues have been brought up from the City of Austin and we are optimistic the project will be constructed as presented. The project is currently in the site plan approval process and there is not a firm timeline that can be provided at this time.

*Note: All information contained in this writeup is subject to change and should not be taken as a warranty or representation of fact. The project guidelines, materials used, and site layout are subject to change throughout the development process due to many factors, many of which are beyond the control of the developer. Also the colorization of the project has not been

completed so the building is currently being shown as white. It is very likely that this will change, but we do not want to make any suggestions or warranties about the color as it is too early in the process to do so.

Sparky Park Update
By Douglas Plummer

NUNA Sparky Park Representatives, Sarah Seidel, Mary Ingle and Douglas Plummer met with Austin Parks Department (Kim McKnight and Shawn Cooper) and HUU Architects (Tom Hatch and Kristina Olivent) to review the construction diagrams for the renovation of the Sparky Park building. Topics of discussion included the type of flooring, type of lighting for the central chandelier, external ADA access, and what type of floor material for the external patio.

NUNA members expressed concern about protecting the back glass wall from vandalism and suggested monitoring the site using web cams but the Parks Department said there was no established protocol for doing such at any park. HUU Architects agreed to look into costing a pull down metal door to protect the glass doors during periods when the building

was not in use.

The group will be meeting on site in the next couple of weeks to see floor samples. Once selected, PARD will get cost estimators involved to make sure that there is sufficient budget for the planned renovations.

The Sparky Park Building Rehabilitation Site Plan and visual renderings will be available for viewing at the NUNA General Membership Meeting in February.

Light Rail Derailed for Guadalupe in 2014

by Scott Morris

On December 12, 2013 the Austin City Council voted 7-0 to advance the Highland and East Riverside sub-corridors into phase 2 of the Project Connect high capacity transit planning process. This is the second half of a three-part series examining a mode of transport that carries great promise for the future mobility of our city.

MetroRapid Buses Cited as a “Permanent Investment”

If you blinked, you may have missed it. In a packed City Council meeting in December, a decision was rendered

on where light rail may be built. It was the first and last opportunity for the public to address City Council about that decision before a planned rail referendum this November. On their agenda that night was action to approve Project Connect’s recommendation to designate the Highland Mall area and East Riverside corridors to receive top rail priority, and effectively eliminate Guadalupe and North Lamar from consideration.

Developers from both Highland ACC and Mueller projects testified in support of the recommendation. Residents from or around Mueller spoke in support of Highland, noting its similarities and proximity to their community. An alignment to Highland Mall passing through the east side of campus will very likely use Red River Street and Hancock Center. The Dell Medical School plan and the new UT Master Plan making San Jacinto Street the new center of campus were given as the reasons supporting the eastern alignment. Under the rationale enabled by CAMPO growth projections, the redevelopment of Highland Mall will be the catalyst of delivering future density to that area that would surpass other corridors under consideration. Council Member Martinez, along with other Council Members and one other Capital Metro board member, stated that the Federal Transit Administration considered the MetroRapid buses a permanent investment, characterizing Guadalupe-Lamar rail service as duplicative and as already disqualified for federal rail funding. Overall, the decision was weighted heavily toward shaping future growth, and not on the needs of current populations. For some in downtown, any-rail was going to be good-enough-rail; let’s just get it passed. No testimony was offered by residents of East Riverside or Montopolis.

Supporters of Guadalupe-Lamar testified against the staff recommendation and tried to get the Lamar sub-corridor advanced into phase 2 of the study. They called council’s attention to the current jobs and population density, rail in our neighborhood plans, and Imagine Austin corridor designations. UT Student Government testified to the need to serve West Campus, not East Campus with rail. Council received resolutions of support for rail in the Guadalupe Lamar corridor from organizations serving nearly 100,000 people. This included a resolution from the Highland Neighborhood Association, calling for rail on their North Lamar frontage and not to Highland Mall. The engineer responsible for getting MetroRapid bus service planned, funded, and built testified that the project was never meant to prevent Guadalupe from getting rail. Much of the testimony centered on the integrity of the data used to base the recommendation. Growth projections using CAMPO data were called into question. Contradicting widely published studies, Project Connect staff asserted that Lamar was the least congested out of the ten corridors in

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How To Organize Your Home When You Have Absolutely No Idea Where To Start And Really Just Want To Forget The Whole Thing And Take A Nap

By Elizabeth Jones

I'm a professional organizer. Give me a Pawn Stars marathon and a dresser full of drawers to organize and you've just made my Saturday night. But I realize that organizing isn't everyone's priority...or cup of tea. In fact, I suspect that some of my clients would rather be scalded by a cup of tea than organize. If your clutter has gotten out of hand and you feel overwhelmed, here's what you do: Start with one thing. Uno. To be more specific, when you have absolutely no idea where to start, start with one of the four following things:

- One drawer in your house
- Your purse or briefcase
- Your cell phone call and message log
- The kitchen sink

That's right...the kitchen sink. If you've never heard of the Fly Lady, run - don't walk - to your computer and go to www.flylady.net. The Fly Lady gives step-by-step instructions on how to clean and shine your kitchen sink.

If you'd rather start with one of the other three options, that's ok, too. Go through your cell phone and delete your call log {adding some numbers to permanent contacts if you need to}. Listen to each and every voicemail message. Take immediate action if a message calls for it, and then triumphantly delete every message in queue.

Or organize a drawer. Any drawer in your house. But pick the one that will give you the most satisfaction once it's organized. Or...you can organize your purse or briefcase. In either case, here's what you do: DUMP EVERYTHING OUT. Every coin, paper clip, partially used Kleenex, thing-a-ma-jig, business card, rogue Life Saver...everything. Just dump it into a pile on your bed or on the floor. Pour yourself a delightfully refreshing beverage and turn on your favorite movie or music. Get comfy. Then clean out every inch of said handbag, drawer, or attaché case. And by "clean," I mean scrub and/or vacuum every inch. Scrub it like your mom scrubbed your hair the night before your 3rd Grade school photo. Then touch and make a deliberate decision about each and every thing that goes back in. And don't let anything back in unless you a) love it or b) there is a 100% chance you will use it again.

their study. Corridors like Highland and East Riverside were drawn to include or cross IH-35, producing higher congested lane-miles and fared better than those that did not, and faced several questions of how much tangible congestion relief rail would deliver there. Claims that Highland was already served by a duplicative red line on Airport Blvd, itself recently awarded a FTA grant, were ignored. Planners defended their controversial data, including a daily ridership projection of 2.9 million for the East Riverside corridor.

Despite this testimony, council effectively eliminated Lamar from further study for the FTA's Locally Preferred Alternative (LPA), a key step in putting a measure on the 2014 November ballot. Council Member Riley offered one glimmer of hope by moving an amendment for future planning for other high-ranking corridors like Lamar.

Conspicuously absent from the deliberations was any meaningful engagement on the merits of the East Riverside corridor, or the impacts on its people or the people of Montopolis. East Riverside is, without question, dense enough to support a light rail alignment. Despite its strength in the analysis, many feel it was never going to be about East Riverside. In the morning following the council action, one East Austin activist wrote, "Thank God 10-1 is around the corner."

Our city is now facing a divided rail community, and an uncertain future. With organizations serving almost 100,000 people formally endorsing the Guadalupe North Lamar alignment, the people have taken this process back. There is an unprecedented level of early support for light rail, but a leadership unwilling or unable to recognize where that support is based.

Stay Tuned for Part Three: A Brief Political History of Light Rail and the Cost of Failure.

WHY should you do this, you ask? What difference does one thing make? When you organize one thing in your life, three significantly powerful things happen:

First, it harnesses the flow of thought. As you are meticulously washing, rinsing, and drying each dish and then scrubbing every nook and cranny of your kitchen sink, ideas start to flow. How do you think Albert Einstein came up with the theory of relativity? He was cleaning his sink.*** The sheer process of cleaning and organizing, no matter how small, will exponentially increase your ability to think more clearly.

***Ok, I don't know if Albert Einstein ever cleaned his sink or washed a dish, but it theoretically could've happened. It also could've happened in the shower. All one's best thinking happens in the shower.

Second, nothing is as motivating as the smell of clean. Don't believe me? Take a whiff {from a safe distance} of Clorox Clean-Up, Sprayway Glass Cleaner, or a pile of clean laundry. That stuff is sexy. Or, at the very least, highly motivating. Even if it motivates you to take a nap, it'll be the best nap you've taken in a long time.

Third, it allows for newness to come into your life. Have you ever cleared out your cell phone or e-mail and then received a call from an old friend you hadn't heard from in years? I've seen it happen so many times. I can't speak for the universe, but something magical happens when you let go of the old to make way for the new. The void is always filled.

Whether it's your phone, a drawer in your home office, your Kate Spade, or the kitchen sink, take the time this month to let go of the old and embrace the new life has waiting around the corner. Enjoy the process and pleasure that comes from reconnecting with and having dominion over one thing in your life. This is just the beginning.

Elizabeth owns NEST & Transformation, a boutique residential organizing firm. She sorts, purges, assigns a home, and containerizes her way through the homes of clients in Texas, California, and New York. She writes about the humorous side of organizing. You can follow her work on www.nestandtransformation.com and www.thehelpschick.com. She can also be reached directly at 626-394-3194 or Jonesje127@gmail.com.



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4523 AVENUE B
NOT IN MLS - CONTACT ME FOR DETAILS
LISTED FOR \$425,000
3 BEDS 2 BATHS +/- 1437 SQ FT
Vintage 1920s charm ready for updating. High ceilings. Wood floors. Home sits on .18 acre lot.



830 HARRIS AVENUE
LISTED FOR \$589,000
3 BEDS 2 BATHS +/- 1826 SQFT
Meticulous attention to detail in this high-style 2010 renovation combining quaint old world with modern elegance. Cook's kitchen with marble counters and 6-burner dual fuel range.



407 WEST 39TH STREET
LISTED FOR \$1.3 MILLION
9 BEDS 6 BATHS +/- 4819 SQFT
Incredible opportunity in Hyde Park near Guadalupe/38th! Unbeatable location & rare size almost half an acre. 4 lots, 2 homes, and 1 duplex with huge residential or commercial potential.

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603 TEXAS AVENUE

Charming 1938 one-story brick traditional home near Lee Elementary. 3BR, 2BA, 2LIV, screened porch, 2-car garage. Updated kitchen. Beautiful hardwood floors.
Listed at \$635,000



4314 AVENUE G

1925 bungalow located just steps from Shipe Park and Ney Museum. Cozy 1BR, 1BA with efficient use of space, vaulted ceiling, built-in bookcases, screened back porch.
Listed at \$325,000



703 CAROLYN AVENUE

Fabulous custom renovation of 1938 brick Craftsman home on quiet street near Lee Elementary. 4BR, 3BA, 2LIV. Gourmet kitchen. Detached garage with alley access.
Listed at \$799,000



5413 AVENUE F

Ideal investment property or first-time home with rental income to help pay the mortgage. 2BR, 1BA house built in 1939 plus detached garage apartment built in 2009.
Listed at \$375,000



4006-1/2 AVENUE B

1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.
List Price \$325,000



3711 GREENWAY

Charming 1950s split level home on huge corner lot near Hancock Golf Course and Lee Elementary. 3BR, 3BA, 2LIV, screened porch. Beautiful hardwood floors.
Listed at \$599,000



4901 RED RIVER ST.

One-story contemporary custom home built in 2006. Industrial design with concrete floors, exposed ductwork, commercial-style glass doors. Wonderful courtyard.
Listed at \$439,500



4316 AVENUE C

Extraordinary renovation of classic 1927 Hyde Park bungalow. Open floor plan with 2BR, 1BA, 2LIV, long leaf pine floors and custom milled woodwork. Two-car garage.
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